Denny & Salmond

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Residential Sales & Letting Agents

8 Strothers Avenue

Malvern, WR14 3RS

A rare find: this is the exclusive house of its type within Malvern Rise to include a garage, providing significant added value and storage and also benefits from driveway parking for up to three vehicles.
Located in a popular residential area with easy access to Great Malvern Railway station and Peachfield Common, this modern semi detached home offers stylish accommodation to include Entrance Hall, Living Room, Inner Hallway, Cloakroom and Dining Kitchen whilst to the First Floor there are Three Bedrooms and a Bathroom. The property is further complemented by gas central heating, double glazing and an landscaped garden. This property would make an ideal first time or investment purchase. EPC rating B.

£318,000

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Entrance Hall
Part glazed entrance door opens into the Entrance Hall with stairs rising to the First Floor Landing and door to the Living Room. Wall mounted consumer unit and radiator.

Living Room
12'5" x 13'6" (3.79 x 4.14)
A bright room with a large double glazed window to the front aspect, radiator and door to the Inner Hall.

Inner Hall
Door to a large under stairs storage cupboard, door to the Kitchen Dining Room and door to:

Cloakroom
Fitted with a white suite comprising low flush WC and pedestal wash hand basin with mixer tap and tied splash back. Wood effect flooring, extractor fan and radiator.

Kitchen Dining Room
8'9" x 15'1" (2.67 x 4.61)
Fitted with a range of gloss fronted base and eye level units with wood effect working surface, one and a half composite sink unit with drainer and 'swan neck' mixer tap. Double electric oven, four ring gas hob, tiled splashback and extractor above. Wood effect flooring throughout, space and plumbing for a washing machine, space for an additional under counter appliance and a further tall appliance. Concealed Ideal combination boiler and double glazed window to the rear aspect overlooking the well maintained rear garden.

The Dining area has room for a table, radiator and double glazed French Doors opening out to the rear garden.

First Floor Landing
Stairs rise to the First Floor Landing with a double glazed window to the side aspect and doors to all rooms. Access to loft space via hatch and door to a large storage cupboard currently housing shelving and hanging rail.

Bedroom One
9'1" x 15'5" (2.79 x 4.70)
Spacious and light room with two double glazed windows to the front aspect providing views over rooftops and towards Bredon Hill. Radiator.

Bedroom Two
9'1" x 10'7" (2.79 x 3.23)
Double bedroom with radiator and double glazed window to the rear aspect overlooking the well maintained rear Garden.

Bedroom Three
10'6" x 5'9" (3.22 x 1.77)
Currently used as an office with a radiator and double glazed window to the rear aspect.

Bathroom
Fitted with a white suite comprising low flush WC, pedestal wash hand basin with mixer tap and tiled splashback. Panel bath with glazed screen, mains shower over and tiled walls. Tile effect flooring, extractor fan and 'Ladder' style radiator.

Outside
The Fore Garden is laid to lawn with a range of mature shrubs and hedges, a paved path leads to the entrance door with outside lighting. To the side of the property is tandem parking for numerous vehicles with access to the Garage and gated side access to the rear garden/

The well maintained rear Garden is laid to lawn with raised beds and a porcelain paved patio adjoins to the property, with a paved pathway leading to the timber shed. The Garden is encompassed by red brick wall and timber fencing with an outside tap and gated side access.

Garage
8'9" x 17'1" (2.68 x 5.21)
Single Garage with an up and over door, power and lighting.

Council Tax Band
We understand that this property is council tax band C.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

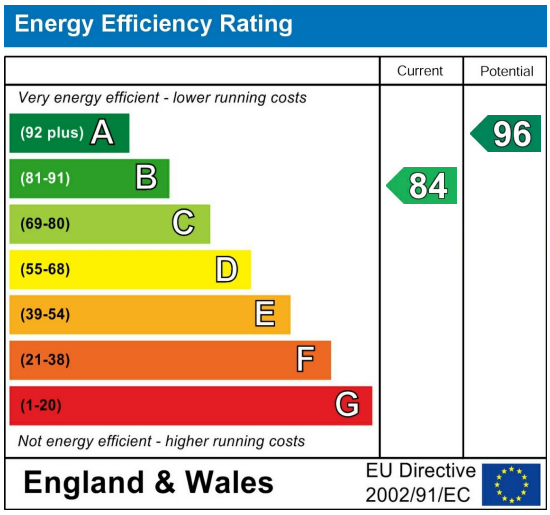
Disclosure
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Freehold
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Money Laundering Regulations
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Agents Note
Once the development of Malvern Rise has been completed, there is an amount of £....which is payable to the management company by the home owner in relation to the upkeep of the green space around this development.

Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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